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MINUTES

San Luis Obispo County Planning Commission

Bob Roos
Doreen Liberto-Blanck

Eugene Mehlschau
Sarah Christie

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins:	8:45 a.m.
Morning Recess:	10:00 - 10:15 a.m.
Noon Recess:	12:00 - 1:30 p.m.
Afternoon Recess:	3:00 - 3:15 p.m.

ALL HEARINGS ARE ADVERTISED FOR 8:45 A.M. HOWEVER, HEARINGS GENERALLY PROCEED IN THE ORDER LISTED. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

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MEETING DATE: THURSDAY, January 27, 2005

PRESENT: Commissioners Bob Roos, Sarah Christie, Chairperson Doreen Liberto-Blanck

ABSENT: Commissioner Eugene Mehlschau

STAFF: Pat Beck, Assistant Planning Director
Warren Hoag, Current Planning
John Euphrat, Long Range Planning
Chuck Stevenson, Current Planning
Martha Neder, Planner
James Caruso, Planner
John Nall, Environmental Division
Mike Wulkan, Planner
Susan Callado, Planner
Leonard Mansell, Planner

OTHERS: Richard Marshall, Public Works
Jim Orton, County Counsel
Tim McNulty, County Counsel

The meeting is called to order by Chairperson Liberto-Blanck.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of January 27, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

Speaker	Note
Call to Order	

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Roll Call	Commissioner Mehlschau absent; no representative from District #3 has been appointed.
Flag Salute	
Public Comment Period	Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.
Eric Greening	Thanks Commissioners for scheduling a Regional Transportation Plan study session. Cites some reasons. Discusses coverage by local advisory committees, what areas are covered and which are not. States all residents should have recourse to an elected advisory body. States TDC issue should move toward local programs.
Paul Bestwick	Discusses Shandon and Supervisor Ovitt's comment regarding the General Plan not having been updated since 1979. Wonders regarding the legal significance.
Staff Updates	
Pat Beck, Assistant Director, Department of Planning & Building	States Warren Hoag, of Planning Staff, is at Fire Safe Council meeting. Discusses update on Shandon Community Plan update. This will go to the Board February 8, 2005. States the budget is in process, cutbacks being necessary. A Planning Commissioner's training conference will take place April 9, 2005, in cooperation with the City of San Luis Obispo. Provides details. Among topics will be Smart Growth. Also Community Advisory Committee training will take place in April, 2005. Discusses details. States agenda packets are being changed, and gives some examples.
Commissioner Christie	Thanks staff for training opportunity. Requests clarification of whether members of the public will be welcome.
Pat Beck, Assistant Director	States space is limited, though this is not considered a closed meeting. Suggests checking with staff. Location will be the Library Community Room.
Commissioner Roos	Requests information regarding Shandon General Plan Update.
Pat Beck, Assistant Director	States a focused area plan has been discussed. Gives some details regarding status, stating the whole planning area will not be involved, but only Shandon.
Commissioners	Request additional information regarding Shandon, with Pat Beck, Assistant Director, responding. States the Board of Supervisors must provide direction regarding community advisory commissions, some of which are elected and some not.
CONSENT AGENDA	
Chairman Liberto-Blanck	Pulls items a., b., and c., indefinitely.
Commissioner Roos	Pulls Consent item e. States a letter was received regarding this item.
James Caruso, staff	States item e. is a time extension, with a map set to expire in August. States the map is quickly moving toward recordation. Applicant requested an extension timely, and provided staff with a fax copy. That letter was not received by the department because it was mis-delivered. Proof has been provided, and the recommendation is for approval.
Chairman Liberto-Blanck	Requests staff clarify Subdivision Map Act requirements, for benefit of the public.
James Caruso, staff	Responds, offering that map cannot be recorded until after the time extension has been granted.

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Jim Orton, County Counsel	Requests information about where the letter was actually delivered, with staff responding.
Commissioner Christie	Pulls Consent item d. Describes the location and states 3 property owners have requested the abandonment because their lot sizes will be increased. Questions staff regarding parcel D-6 and what the meaning is of "reservation" and D-5 "sensitive area."
Matt Janssen, staff	Confirms that is a sensitive area, discusses the area of the road abandonment, which has not been developed. Gives clarifying details.
Commissioner Christie	Continues questioning staff regarding map details as these relate to environmental issues, with staff responding.
Jim Orton, County Counsel	States the Commission must only receive and file the conformity report, and there is no authority to require conditions.
Commissioners and County Counsel	Discuss requirements and procedures in detail.
Motion	<p>Thereafter, on motion by Commissioner Roos, seconded by Commissioner Christie, and carried, in the absence of Commissioner Mehlschau, and with no Commissioner appointed from District 3, to continue items a,b,c indefinitely, as follows:</p> <ul style="list-style-type: none"> a. Minutes of October 14, 2004; b. Minutes of November 30, 2004; c. Minutes of December 9, 2004.
Motion	<p>Thereafter, on motion by Commissioner Christie, seconded by Commissioner Roos, and carried, in the absence of Commissioner Mehlschau, and with no Commissioner appointed from District 3, to continue this item to later in this meeting, following hearing on Item #1, as follows:</p> <p>d. Determination of conformity with the General Plan for the abandonment of a portion of Willow Drive. The project is located in the Los Osos area of the Estero Planning Area. Land Use Category: Residential Suburban. Applicants: A. Ankerstrom / L. Goranson / L. Peterman. APN's: 074-311-010, 074-311-011; and 074-312-002. County File No. SUB2003-00329. Supervisorial District #2. .</p>
Motion	<p>Thereafter, on motion by Commissioner Roos, seconded by Commissioner Christie, and carried, in the absence of Commissioner Mehlschau, and with no Commissioner appointed from District 3, to approve item e, as follows:</p> <p>e. Request from Dave Watson / King Ventures for a 1st time extension for vesting tentative tract map 2388, a request for subdivision of a 1,022 acre parcel into sixteen lots ranging in size from 20.0 acres to 28.7 acres, an agricultural lot of 470 acres and a remainder parcel of 204 acres, including construction roads, and a water storage tank. The project site is designated under the Rural Lands / Agriculture Land Use Category. The property is located in the county on the east and west sides of Price Canyon Road, approximately ½ mile north of the City of Pismo Beach. APN: 044-181-023. San Luis Bay (Inland) Planning Area. Supervisorial District #3.</p>
1. Randall Dennis, County File Nos. DRC2003-00032 / DRC2003-00075	<p>This being the time set for hearing to consider a request by Randall Dennis for a Minor Use Permit/Coastal Development Permit/Variance to: a) allow demolition of the Cass barn, b) allow construction of an approximately 4,600 square-foot single-family residence in its place, including an approximately 1,200 square-foot garage on a portion of the lower level, c) reduce the required side yard setbacks from five feet to four feet, 11 inches, and d) reduce the required rear yard setback from 10 to three feet. The project will result in the disturbance of approximately 3,450 square feet of an approximately 7,900 square-foot parcel that is currently developed with an approximately 900 square-foot commercial</p>

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	building and a parking area. The proposed project is within the Residential Multi-Family land use category and is located at 250 North Ocean Avenue, approximately 200 feet west of Cayucos Drive in the community of Cayucos, in the Estero Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address cultural resources. County File Nos: DRC 2003-00032, and DRC 2003-00075. APN: 064-094-032. Supervisorial District: 2. Date Accepted: April 14, 2004.
Mike Wulkan, staff	Gives the staff report. Describes request in detail. Displays photographs. Discusses major issues, including historic character, design, possibility for restoration, mitigation measures. Discusses findings required for variance. States staff does not recommend approving the variance.
Commissioners and staffChristie	Discuss zoning of the proposed project, uses, rear setback and how it aids the parking situation, ownership, access.
Richard Marshall, Public Works	Confirms the public has the right to access because access rights were granted to the public with the original subdivision, though the county has no ownership. Clarifies further.
Mike Wulkan, staff	Describes public comments received, including the CCAC opposition to the variance and opposition by two nearby owners regarding alley parking. Recommends adoption of the mitigated negative declaration, in accordance with CEQA, and approval of the project, with a change to recommendation stated on page 1, to include the Coastal Development Permit.
Commissioners, staff and Public Works	Discuss relative sizes of existing and proposed structure, height of structure, fill, possible flooding, historical determination.
Randall Dennis, Applicant	States they have been working on this project nine months, and compliments staff. Discusses federal and state guidelines for historic structures, lack of support of staff for a specific portion. States how guidelines should be applied. Discusses the walkway, stating the rear setback is reduced to increase the front parking. Requests staff explain the request for additional 1 foot to be removed near his home, stating he is unsure the reason for reducing this to 3 feet. Discusses the variance, alley access. States all 5 homes built behind and adjacent to him take access from the alley, as does the Cass House, which is a commercial bed and breakfast. Regarding drainage, states his home and barn is the low spot so once fill is brought in to raise this out of the 100 year flood plane, it will be on the same plane as the rest of the area. One cupola is requested, instead of a chimney flue, with the size chosen for design reasons. States the original plan was nearly identical to this plan.
Commissioner Roos	Requests clarification about the 4 foot 10 inch setback chosen, with applicant responding.
Commissioner Christie	Requests information regarding previous project, with applicant responding. Continues to request further clarification of various issues, with applicant responding.
Chairman Liberto-Blanck	Refers to mitigation measures, requesting clarification of how the proposed structure is similar to the Cass Barn in size, shape and proportion, with applicant responding, and agreeing to discuss this issue following public testimony.
Dick Moon, President, Cayucos Citizens Advisory Council	States the CCAC does not support the variance.
Commissioner and	Discuss Mr. Moon's statements, CCAC concerns, the variance, historical considerations.

Mr. MoomChristie	
Lauren Hays	States the community wishes to discuss this issue further. States the findings of staff are diametrically opposed to the findings by the community, giving reasons. Requests the project be referred back to the advisory council.
Commissioner Roos	Requests information about why the issues were not raised when the CCAC met, with Ms. Hays responding.
Commissioner Christie	States a meeting of an advisory council committee is not the same as a published agenda of the advisory council, asking Ms. Hays whether she serves on the advisory council, with Ms. Hays responding. States the Advisory Council must formally review projects.
Mike Hargot, CCAC member and LUC committee member	States the committee has discussed the project but never had a presentation by the applicant. Refers to a letter from an adjacent property owner. Discusses Cass House and historical preservation.
Brendan Lowery	Reads a letter from a neighbor, which requests standards for community aesthetics and other things. States no attempt is being made to retain historic character. States specific objections, including the fill, north property line, intrusion onto his property making it difficult to use his garage, requests a 7 foot 6 inch setback. States why this is better. Discusses the alleyway, its use, and other setbacks. States allowing the variance will result in compromising the safety of 12 families. Requests Commission not approve this project.
Eric Greening	States he supports the community and CCAC regarding proper procedures.
Michael Foster	States he has lived in community 2 years, and has tried to followed the progress of this project. States the request for variance is based on historical issues, but such are not being applied to the height. States additional parking can be obtained by keeping the setback and scaling back the size of the building.
Commissioner Christie	Discusses the problem of the public not having had an opportunity to review this project, with Mr. Foster responding.
Randall Dennis, Applicant	States he apologizes to CCAC and his neighbors if he caused offense by not attending the CCAC meeting when his project was agendized. States the LUC reviewed this project a number of times before it was agendized. States the historic significance is because of the barn's relationship to surrounding historic sites. States he has no legal obligation to rebuild it to its historic appearance. States he is required to record it only. Discusses historic preservation. Requests approval.
Chairman Liberto-Blanck	States in addition to being required to record the historic structure, there are other requirements that must be met, and suggests applicant inform himself in this regard.
Commissioner Christie	States her understanding that this project went to the CCAC as a report from the LUC, which is a very different scenario than a formally agendized CCAC item. Elaborates.
Mike Wulkan, staff	States research would be required for staff to confirm or deny the agendization of this item on CCAC. Suggests CCAC can provide that information. Refers to the letter in the staff report on page 1-33 from the CCAC.
Mr. Moon, CCAC	States this was reported out from the LUC to the CCAC, who took no action because the project was not before them at that time. States the CCAC returned it to LUC because no action was taken. States the letter from the CCAC is accurate in that the applicant did not meet informally or formally with CCAC or LUC.
Commissioner Roos	Requests Mr. Moon confirm whether the CCAC advises to not approve the variance, with Mr. Moon responding.
Commissioners	Discussion takes place.

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Motion	Thereafter, a motion by Commissioner Christie, seconded by Chairman Liberto-Blanck, is discussed. Thereafter, motion maker and second amend their motion, and motion by Commissioner Christie, seconded by Chairperson Liberto-Blanck, carries with two votes in favor, one vote against, one absent, and District 3 not appointed, to continue the above referenced item to April 28, 2005, to allow an opportunity for structural engineering report to be available for public review.
Item d. Consent Agenda	d. Determination of conformity with the General Plan for the abandonment of a portion of Willow Drive. The project is located in the Los Osos area of the Estero Planning Area. Land Use Category: Residential Suburban. Applicants: A. Ankerstrom / L. Goranson / L. Peterman. APN's: 074-311-010, 074-311-011; and 074-312-002. County File No. SUB2003-00329. Supervisorial District #2.
Jim Orton, County Counsel	Distributes ordinance requirements regarding receipt and filing of conformity reports by the Planning Commission. Recommends, because no appeal has been filed regarding the department's determination, the Commission receive and file. Advice can be given the Board of Supervisors if the Planning Commission so desires.
Commissioner Christie	Discusses the Planning Commission's authority.
Jim Orton, County Counsel	States the requirement is for action within 40 days, so recommendation is that if the Commission wishes further easement be retained, that recommendation be made to the Board of Supervisors to handle at the road abandonment hearing. Today, the Commission's authority is to receive and file the conformity report.
Chairman Liberto-Blanck	Requests information regarding the ramifications of not meeting the time requirement, with Mr. Orton responding.
Discussion takes place	
Kami Griffin, staff	States the report in the packet was prepared on behalf of the Planning Director, and is the decision of the Planning Director. The decision is appealable to the Planning Commission and to the Board. The Board takes a separate action on the abandonment. States staff will be happy to prepare a letter to the Board of Supervisors recommending the desired action.
Discussion takes place	
Jim Orton, County Counsel	States the Planning Commission has no jurisdiction to act. However, a letter can be provided to the Board of Supervisors.
Further discussion takes place	
MOTION	Thereafter, motion by Commissioner Roos, seconded by Chairperson Liberto-Blanck, carries on vote of 3 yes, and 1 absent, with no representative appointed from District 3, to Receive and File this item.
MOTION	Thereafter, motion by Commissioner Christie, seconded by Chairperson Liberto-Blanck, carries, with Commissioner Roos voting no, and in the absence of a Commissioner from District #3, to direct planning staff to prepare a letter to the Board of Supervisors which states at the beginning that the Planning Commission was precluded from requiring this to go forward with a conservation easement because of the ordinance requirements and that the ordinance should be revised to allow Planning Commission to make determinations of conformity, and that the letter shall include synopsis of how the Commission came to its decision today.
2. Arciero Farms,	This being the time set for hearing to consider a proposal by Arciero Farms for a

County File No. D030030D	Conditional Use Permit to allow for the construction of a 27,380-square foot winery, 2,280-square foot banquet pavilion, 2,280-square foot administration building, 2,280-square foot conference building, 2,280-square foot tasting room, 86 parking spaces, a processed wastewater pond, one primary access road, one secondary access road including improvements to an existing creek crossing, and signage. In addition, the applicant is proposing to conduct 36 annual events; 10 events with up to 75 people, 22 events with up to 150 people and 4 events with up to 300 people. Amplified music at events (from 10 am to 5 pm) is also proposed. The project site is located immediately north of Highway 46, approximately 1,300 feet east of McMillan Canyon Road, approximately two miles northwest of the community of Shandon, in the Shandon-Carrizo (rural) Planning Area. Land Use Category: Agriculture. APN: 017-163-002. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazardous Materials, Population Housing, Public Services and Utilities, and Geology and Soils, Transportation/Circulation, Wastewater, Water and Land Use. County File No. D030030D. Supervisorial District #1. Date application accepted: June 24, 2004.
Susan Callado, staff	States recommendation is for continuance to March 10, 2005.
Discussion takes place	
Paul Best	States his interest is this project's connection to the Williamson Act. States this is Arciero's second request for a Williamson Act cancellation, and wonders if the fees have been paid. States if the fees have not been paid, they should be paid.
Eric Greening	States he wishes further information regarding a proposal consistent with Agricultural Policy 6, different sitings for said proposal to allow comparison, and a ruling on Ag Policy 6, as to whether property that is grazing land has a use that a winery is secondary to. Is a winery secondary and incidental to grazing? Also wishes to look at kit fox mitigation. States details on the drainage basin such as what drains into it should be discussed, as well as details regarding access before and after completion of the 4-lane expressway that is planned for this part of Highway 46. The cut in the median would be close to the one for MacMillan Road. Wonders if Cal-Trans has been consulted. States there are many unanswered questions, and a continuance is a good idea.
Gordon Hensley	SLO Coastkeeper Program. States he is puzzled by the need for a continuance, since the Developer will not sign a Developer Agreement. States action can be taken today, and states if continued, staff should be directed regarding the mitigated negative declaration. States this project is too large for a negative declaration. Discusses his reasons. The initial study should be revisited.
Susan Harvey	States she submitted written comments previous to this. States a continuance would allow her concerns to be addressed. States extensive screening will be difficult in such an open viewshed. States the rural character should be maintained. Parking should be addressed for events with 300 people and over 80 service staff. Requests parking areas not be visible from Hwy 46. States she has questions about lighting and signage. States request was made for lighting plan to include maintenance of dark sky at night. States traffic could back up if there is congestion while many people try to park for a large event.
MOTION	Thereafter, a motion by Commissioner Roos, seconded by Chairperson Liberto-Blanck is discussed. Thereafter, motion maker and second amend their motion, and motion by Commissioner Roos, seconded by Chairperson Liberto-Blanck, carries, in the absence of Commissioner Mehlschau, and with no representative appointed from District #3, to

	continue this item March 10, 2005, and direct staff to come back with answers to the questions posed today regarding the Williamson Act.
3. STUDY SESSION	STUDY SESSION. Staff of San Luis Obispo Council of Governments (SLOCOG) for the draft 2004 Regional Transportation Plan. John Euphrat/Chuck Stevenson, staff. (60 min.)
Steve DeVincenzi, COG staff	Introduces Rich Murphy from COG. Discusses RTP update, and workshop. Discusses the regional transportation plan, including identification of transportation improvements, mobility needs and issues, policy direction, foundation for transportation decisions, financial resources, and consistency among plans. Covers the scope of the update, including that an EIR Addendum is being prepared. Performance Measures will be included, to measure the degree of success. Recites the Vision and the 7 goals, as well as core values, which includes intergovernmental coordination as one of the bullet points. States 3 scenarios were evaluated, and describes. Intermodal/Balanced Improvement is the first scenario, including operational improvements, modal integration of Park & Ride, vanpools, development of parallel local road network; and long-term plans for 6-lane freeway. System Development is reviewed, including Highways, Streets and Roads; Non-motorized transportation; and public transportation. Financial Strategies are being considered, including a constrained scenario, an expected revenue scenario, and a supplemental revenue scenario. Shows slide of a chart describing projected revenues. Discusses funding issues, stating revenues are down from 2001. To deal with the problem, flexibility is considered, supplemental funding is sought. Key Principles of Land Use Program are discussed, which appear within the staff report. Plan is available for review on the SLOCOG website.
Other gentleman	States workshops were held last fall and this winter. Public Review Draft will be available in March, 2005.
Steve DiVencenzi	Public Planning Workshops took place January 22, 2005 (Coastal); February 5, 2005 (Inland) and March 11, 2005 - Summit to include both Inland and Coastal. There has been intergovernmental cooperation among SLOCOG, APCD, LAFCO, the County, and Cities. The context is the regional impact. Describes coastside and Inland subregions, including forecast totals of growth by decade to 2050 and divided the population growth based on past trends. States existing general plans are about 25 years, and the SLOCOG vision is to consider an additional 25 years. States rising costs will limit population growth on the Central Coast. Describes the Workshop Exercises. Computer modeling of land use is being used. States SLOCOG has a map of every parcel in the County, having used GIS system to develop. States land uses can be looked at in conjunction with transportation issues and economic analysis. Additional funding is required to carry this part forward. States workshops illustrated the effects of developing certain areas as opposed to other areas. States a compact community with jobs and housing integrated in a location will reduce the need for commuting. Describes make-up of mixed use compact neighborhood.
Commissioner Christie	Requests clarification of compact neighborhood and how that was discussed by participants of the workshop. Requests clarification of a mixed use, with Mr. _____ responding.
Mr. DiVencenzi	Continues discussing planning by SLOCOG. States the Inland workshop is upcoming; development of combined scenarios will be pursued, as well as testing and evaluation of same, with briefings with local governments, and a summary session on March 11, 2005 at Grace Church at Osos and Pismo Streets. States he can answer questions.
Eric Greening	States much of what is being done in unincorporated areas is "a long way from transit-friendly" or "bicycle friendly." Refers to TDC receivers; agricultural clusters. These are not transit friendly. States a significant number of old people, all people under 16, and many others do not drive. Children who live in an ag cluster require automobile trips to attend

	events, unless a school bus is available at the time they wish to travel. Discusses low income housing and whether that is being properly addressed in unincorporated areas. States he welcomes the beginning of the dialog.
Chairman Liberto-Blanck	Requests input from staff regarding how the Planning Commission can be involved in implementation, with staff responding.
Chuck Stevenson, staff	Discusses various kinds of projects brought before the Commission and how these apply. Discusses various opportunities that will come up where Commission can make recommendations.
Discussion takes place	Among staff, Commissioners, and SLOCOG representative. States the capacity for compact development is an issue that must be considered. Some adjustments in plan are made because of the existing situation. Discussion continues. The Draft Regional Transportation Plan is available on the website, at www.slocog.org .
Chairman Liberto-Blanck	States Smart Growth Principles would be of benefit in education and encouraging smart growth.
Chuck Stevenson, staff	States the development community is in favor of mixed use. The community plans, including Old Town Nipomo, encourage mixed use. The Commission has the authority to request applicants to consider mixed use projects.
Chairman Liberto-Blanck	Thanks staff for the study session.
4. STUDY SESSION	STUDY SESSION. Proposed Port San Luis Harbor District General Plan Amendment (County File No. LRP2004-00003) Martha Neder, staff. (90 min.)
Martha Neder, staff	States this is a study session, and this Commission will hear a General Plan Amendment at a later date, for recommendation to the Board of Supervisors. Displays overhead aerial views of the Harbor District. Port San Luis Harbor owns and operates land, and has a Master Plan establishing guidelines. The District has applied for a General Plan Amendment to include their plans in the San Luis Bay Area Plan. The District will present an overview today of their position. This will be helpful in reviewing the LCP Amendment.
Jay Elder, Harbor Master, Port San Luis Harbor District	Introduces Harbor District personnel. States consultants are available to answer questions. The Harbor District is a Special District formed in 1954 by vote of residents, and goes from Cuesta Grade, including most of San Luis Obispo, down coast to Santa Maria River, and some inland areas are included. Responsibilities include requirement to operate, maintain, and navigate commerce in the harbor. The District owns approximately 125 acres in the Avila area. Describes the area. Among the District's ownerships is the Avila Beach Parking Lot, and pier and parking area, the lighthouse station. States some property is leased to others, one of which is Cal-Poly. A number of businesses rent facilities on the pier. States the Harbor District's philosophy is to maintain the present culture for enjoyment by future generations as well as present. States the Harbor District does not wish very much expansion. Visitor serving uses are necessary. Fishing industries are struggling. States some economic analyses were done by Crawford, Multari & Clark. States they are interested in protecting resources, and lists some examples. Provides some of the history leading to the Master Plan document that is before the Commission today. States effort was made to include all interested parties, and this document reflects the desires of the community. States Supervisor Pinard requested delay until the Avila Beach Specific Plan was adopted. States they also waited for the clean-up of Avila Beach, which also delayed them by a few years. Interagency coordination has also required time. Discusses contact with Coastal Commission. In May 2004 the Coastal Conservancy adopted the plan, which opens doors for funding via grants. Introduces Debbie Rudd, a principle at RRM Design Group. and Jeff Ferber of RRM Design Group. Provides

	background. David Moran is from Crawford, Multari and Clark.
Chairperson Liberto-Blanck	Requests clarification of whether part of the District is in Santa Barbara County. Requests clarification regarding the EIR, as to whether the County must recommend certification.
Martha Neder, staff	States the Commission could find it consistent.
Debbie Lagomarsino-Rudd, RRM Design Group.	Discusses a map of the jurisdiction, and describes the public outreach process they went through. Describes steps already taken in the Local Coastal Plan Amendment process. Describes the Port Master Plan, Chapters 1 through 4. Describes 8 planning sub-areas. Describes organization of Chapter 3, stating it describes District-wide goals and policies, Harbor Goals for each of the 8 sub-areas, and Policy/Standards. States each sub-area has its own set of allowed land uses. Discusses highlights, which covers Coastal Act consistency, access, Coastal Conservancy Adoption, a working harbor, and protecting resources. States community involvement is highly desired
Jay Elder, Port San Luis Harbor Master	Invites Commissioners and/or staff to visit the site at their convenience. States a site visit will be very valuable in understanding this project.
Martha Neder, staff.	States there are 3 major issues and lists same. States the next step would be to come to Planning Commission for their recommendation to the Board of Supervisors, who would adopt this, and send it to the Coastal Commission.
Commissioner Christie	Requests map showing location of Wild Cherry Canyon, with staff responding. Requests information as to whether a road to that area falls under the jurisdiction of the Harbor District, with Ms. Rudd stating she is unsure.
Mr. Elder	States the only access point into Wild Cherry Canyon is through the existing entrance to the dirt road off Avila Beach Drive. The only other entrance would be through Diablo Canyon Road. There would not be access in the Harbor Terrace area.
Commissioner Christie	Requests description of mixed use they envision, with Mr. Elder responding.
Mr. Elder	Refers to tent/camping areas, displaying a map overhead and describing the areas. States camp areas would be closed and moved, and that area turned into parking. Describes an area where bungalows could be placed stating more research must be done. Coastal trail will cross Harbor District land.
Commissioner Roos	Requests information regarding boat maintenance, and whether that is sufficient for "the long haul," with Mr. Elder responding.
Mr. Elder	Work is restricted to an area that is limited, and waste products are hauled off.
Commissioners	Request clarification and continue discussion of various issues.
Mr. Elder	States it is Harbor District opinion that the land above the bluff is not theirs.
John Euphrat, staff	States a long-term goal of Planning is to deal with maintenance of the area.
Jeff Ferber, RRM Design Group	Points out on page 3-10, #9, refers to a clause called "Service Restriction." States this clause can answer Commissioner Christie's question.
Chairperson Liberto-Blanck	Requests any member of the public who wishes to speak today may do so.
Public Testimony	No one coming forward.
John Euphrat, staff	States a visit to the site is encouraged. Cautions Commissioners to stay within the Brown Act, and states Department policy is that a staff member will not accompany Commissioners on site visits.

Chairperson Liberto-Blanck	Thanks staff and Harbor District personnel for the study session.
5. STUDY SESSION	STUDY SESSION. Planning Commission discussion of possible topics for future study sessions. (30 min.)
Chairperson Liberto-Blanck	States she requested this item be agendized, and lists areas she wishes to discuss.
Tim McNulty, County Counsel	States the Commission can provide direction to staff.
Discussion takes place among Commissioners	Includes request for discussion regarding architecture, color and design, as well as other areas.
Chuck Stevenson, staff	Provides background as to how staff works. States there are guidelines staff considers, as well as location, neighboring uses, among others. States workload often dictates shortening discussions in the staff reports as regards design. Annual Commissioner training can include some background by someone skilled in design review and analysis. Discusses color boards and how they can help Commissioners.
Commissioners and staff	Discuss Planning procedures. Color Boards are part of the record and can be checked at project completion for consistency with requirements. These can be brought to Commission meetings for edification of Commissioners and the public.
Chairperson Liberto-Blanck	Requests an update for Commissioners on the Brown Act, stating Assistant Director mentioned earlier today that training will be provided.
Commissioners and staff	State it is difficult for Commissioners to read information brought to the Commission just before a hearing, because reading and listening at the same time is ineffective. Additionally, the public have no opportunity to understand the handouts, particularly those who listen to the radio or watch the meetings on TV. It is desired to resolve this difficulty. Staff reports must be available for members of the public to read.
Chairperson Liberto-Blanck	Requests input regarding Smart Growth principles, with staff responding.
Chuck Stevenson, staff	Refers to livable communities as part of Smart Growth. States the principles can be discussed and a rating given, so the Commission can evaluate for each project.
Commissioner Roos	Requests input regarding lighting, stating the existing standard is not very good, and gives some reasons. Makes a suggestion to include standard condition language in the ordinance.
Chuck Stevenson, staff	States staff will look at lighting issues and propose changes to the Commission, as well as providing guidelines from elsewhere to compare against our own.
Commissioners and staff	Discuss TDC's, receiving sites, and sending sites. Discuss whether a workshop to study TDC's is appropriate, whether it is possible to improve water retention.
Richard Marshall, Public Works	Retention means the water stays and it is used where there is sandy soil. Detention uses metered release and is traditionally used in areas with less pollution.
Commissioners and staff	Discuss water retention/detention. Many impervious surfaces are being constructed county-wide. Suggestion is that projects be measured against a standard the addresses runoff. Possible solutions or methods to address are discussed. The criteria used by staff to determine whether a negative declaration is required, or an EIR, are desired to be known by Commissioners. A past Grand Jury report is discussed.

Tim McNulty, County Counsel	States Departments are required to respond to the Grand Jury. There is a required time frame, and the Planning Department has responded to that Grand Jury report.
Commissioners and staff	Discuss the kind of workshop(s) desired, to include how such decisions are made, what kind of analysis is done. That an EIR is a two-edged sword because of the possibility of a Statement of Over-riding Considerations is discussed. Whether it should be up to communities to decide is they wish an advisory council is discussed.
Susan Harvey, President of Paso Watch, and Creston Citizens for Ag Land Preservation	States her approval of the Commission's desires. Discusses that many persons have concerns regarding TDC's and a workshop will be welcomed by citizens. Commission's concern for dark night sky is also applauded by Ms. Harvey.
Eric Greening	States topics to be discussed are excellent, and it is appreciated that the Commission wishes copies of staff reports available for the public at Commission meetings. States the night sky is a very important item, and the Central Coast Astronomical Society should be contacted for guidance. Another workshop on whether or not the TDC Ordinance is achieving its original objectives should be held. Wonders if using TDC's is encouraging leapfrog development. The criteria for deciding whether a negative declaration or EIR is required should be known by all.
Robert Lewin, County Fire Marshal	The Fire Department has been pursuing knowledge of what makes communities firesafe, and suggests a workshop to study that issue.
Commissioners	Agree that is a good idea for a workshop.
Chairperson Liberto-Blanck	States she will created a matrix for discussion at the next Commission meeting.
Warren Hoag, staff	Design Review Issues with a professional person coming in; an update on the Brown Act, and update on Conflict of Interest process, which is already scheduled; last minute items may be better addressed by staff developing a better procedure. Staff reports will be conveniently located for public use.
Chuck Stevenson, staff	A Smart Growth rating system may be able to be developed by staff. This would not require a workshop.
Warren Hoag, staff	Dark night sky is an issue that can be investigated and brought back to the Commission for study. TDC's can be covered at a workshop. States the Board has authorized processing an ordinance amendment for establishing when TDC's can be used for receiver sites in Agriculture land use category. This specific item will come before the Commission. A broader workshop on TDC's can be held.
John Euphrat, staff	States several advisory commissions have requested the same kind of workshop. A joint workshop with Templeton and Santa Margarita Advisory Committees will be invited, to discuss TDC's. This should be scheduled for March, 2005.
Warren Hoag, staff	Water retention vs. detention issue is to be addressed by Public Works in a white paper. Discussion of thresholds requiring ND or EIR is
John Nall, staff	States a study session can be done. States County CEQA Guidelines will be discussed, as well as thresholds, and who makes the requirement for an EIR.
Commissioner Christie	States her desire to know how things have changed since the Grand Jury Report, with staff responding.
John Nall, staff	States his recollection is the Grand Jury did not focus on the FIR process. Since that time.

	the amount of information included in proposed negative declarations has increased.
Chairperson Liberto-Blanck	Requests the fire safety workshop be done, with staff agreeing.
Warren Hoag, staff	States the workshops will have to be included within the workload of the department, and so these must be scheduled for the future. The goal of each study session is desired to be provided by Commissioners to staff.
MOTION	Thereafter, motion by Commissioner Roos, seconded by Commissioner Christie, carries, with Commissioner Mehlschau absent, and with no Commissioner appointed from District #3, to take all documents submitted today into the record.
Adjournment	

Respectfully submitted,
Lona Franklin, Secretary
County Planning Commission